Sugdens
Sales & Lettings

Ramsden Place, Clayton,

£99,950

* END COTTAGE * TWO BEDROOMS * IDEAL FTB/INVESTOR * GRADE 2 LISTED *
* CLOSE TO AMENITIES * FRONT GARDEN * SOME TLC REQUIRED *

Ideal opportunity for a FTB/Speculator/Investor to purchase this two bedroom Grade II Listed end cottage. Situated in the heart of Clayton and within walking distance of amenities, shops and pleasant rural walks. Briefly comprising entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms and a shower room. To the outside there is a garden to the front with potential for off road parking.

Entrance

Lounge
15'1" x 12'9" (4.60m x 3.89m)
With a living flame gas fire, radiator. double glazed window,

Kitchen
13'4" x 5' (4.06m x 1.52m)
With fitted base units incorporating stainless steel sink unit, cooker. double glazed window,

Cellar
With plumbing for auto washer. Useful storage.

First Floor

Bedroom One
10'6" x 13'4" (3.20m x 4.06m)
With radiator. double glazed window,

Bedroom Two
11' x 8' (3.35m x 2.44m)
With radiator. double glazed window,

Shower Room
Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window.

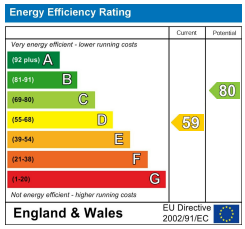
Exterior
To the outside there is a garden to the front with potential for off road parking.

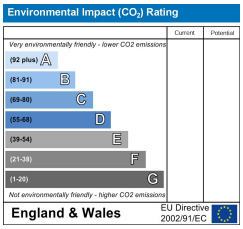
Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, after 1.2 miles at the roundabout take the 1st exit onto Town End Rd, left onto Ramsden Pl.

TENURE
FREEHOLD

Council Tax Band
A / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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